



Certis (NSW) Pty Ltd
Suite 211, Level 2, 25-29 Berry Street North
Sydney NSW 2060

Ph: 1300 702 085

ACN: 128 682 557

ABN: 14 128 682 557

APPLICATION FOR COMPLYING DEVELOPMENT CERTIFICATE

Part 1 - APPLICANT

As the applicant, I/we hereby Appoint CERTIS NSW Pty Ltd as the Principal Certifying Authority for the building work identified in this application.

Note: The applicant must be the property owner or a person authorized by the owner to lodge the application. However, a building contractor cannot be the applicant unless they are the owner of the property.

Name: Alan Khoury
Company: Flexem Construction Pty Ltd
Address: 1 Boundary Road
Northmead State: NSW Postcode: 2152
Contact Details: Phone: 02 9638 4900
Email: alan.khoury@flexem.com.au

Signature:

Date:

Part 2 - OWNER/s

Without the owner's consent, we will not accept the application. If you are signing on the owner's behalf as the owner's legal representative, you must attach documentary evidence.

Name: BGMG 11 Pty Ltd (ACN 616 276 076) as Trustee of BGMG 1 Oakdale West Trust

Company:

Address: 1-11 Hayes Road, Rosebery NSW 2018

State: NSW Postcode: 2018

Contact Details: Phone: 0413 993 277
Email: Brooke.Makhoul@goodman.com

As the owner(s) of the above property:

- i. I/we consent to this application;*
- ii. I/we consent to the certifying authority or an accredited certifier, or consent authority, to enter the subject property at any reasonable time for the purpose of carrying out an inspection in connection with the assessment of this application;*
- iii. I/we confirm that building works have not commenced. I/we understand that works are to commence in not less than two days from the date of Appointment of PCA and Notice of Commencement;*
- iv. I/we agree to receive approval documentation via electronic communication;*

Signature:

DocuSigned by:

58CFD833159747B...

Date: 28/2/2025 | 16:25 AEDT

Signature:

DocuSigned by:

AD666F0AB59E499...

Date: 27/2/2025 | 10:21 AEDT

Samantha Jane Evans and Megan Kublins Signed by the attorneys of the Owner



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Part 3 - PRINCIPAL CONTRACTOR DETAILS

Name:

Company:

Address:

State:

Postcode:

Contact Details: Phone:

Email:

Part 4 - IDENTIFICATION OF BUILDING

Building Name:

Shop No:

Tenancy Name:

Street No:

19

Street Name:

Emporium Avenue

Kemps Creek

State: NSW

Postcode: 2178

Property Title

Lot:

107

Plan:

DP1262310

Description:

Part 5 - DEVELOPMENT DESCRIPTION

Description: Minor fit out works for existing Repco office

Classification

Existing:

Proposed:

5

Exclusions:

Cost of works:

Long service levy:

s94A Development Contribution:

Part 6 - ENVIRONMENTAL PLANNING INSTRUMENT

This development is a complying development in accordance with:

☒ SEPP (Exempt and Complying Development Codes) 0



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Part 7 - Australian Bureau of Statistics

All new buildings

Gross site area (m²) 0
Gross floor area of new building (m²) -1
Number of storeys (including underground floors) 0

Residential buildings only

Number of dwellings to be constructed 0
Number of pre-existing dwellings on site 0
Number of dwellings to be demolished 0

- ☐ Will the new dwelling(s) be attached to other new buildings?
☐ Will the new building(s) be attached to existing buildings?
☐ Does the site contain a dual occupancy?

Part 9 - Notes for Completing Application for a Complying Development

Notes for Completing Application for a Complying Development

- Note 1** A description of the land to be developed can be given in the form of a map which contains details of the lot number, DP/MPS, vol/fol etc.
- Note 2** A plan of the land must indicate:
- Location, boundary dimensions, site area and north point of the land;
 - Existing vegetation and trees on the land;
 - Location and uses of existing buildings on the land;
 - Existing levels of the land in relation to buildings and roads; and
 - Location and uses of buildings on sites adjoining the land.
- Note 3** Plans or drawings describing the proposed development must indicate (where relevant):
- The location of proposed new buildings or works (including extensions or additions to existing buildings or works) in relation to the land's boundaries and adjoining development;
 - Floor plans of proposed buildings showing layout, partitioning, room sizes and intended uses of each part of the building;
 - Elevations and sections showing proposed external finishes and heights;
 - Proposed finished levels of the land in relation to buildings and roads;
 - Building perspectives, where necessary to illustrate the proposed building;
 - Proposed parking arrangements, entry and exit points for vehicles, and provision for movement of vehicles within the site, (including dimensions where appropriate);
 - Proposed landscaping and treatment of the land, (indicating plant types and their height and maturity; and
 - Proposed methods of draining the land.

Note 4 - The following information must also accompany a Complying Development Certificate Application for building or subdivision work and change of building use:

Building Work

In the case of an Application for a Complying Development Certificate for **building work**:

- Copies of compliance certificates relied upon.
- Four (4) copies of detailed plans and specifications

The plan for the building must be drawn to a suitable scale and consist of a general plan and a block plan.

The general plan of the building is to:

- show a plan of each floor section;
- show a plan of each elevation of the building;
- show the levels of the lowest floor and of any yard or unbuilt on area belonging to that floor and the levels of the adjacent ground; and



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- indicate the height, design, construction and provision for fire safety and fire resistance (if any).

Where the proposed building work involves any alteration or addition to, or rebuilding of, an existing building the general plan is to be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the proposed alteration, addition or rebuilding.

Where the proposed building work involves a modification to previously approved plans and specifications the general plans must be coloured or otherwise marked to the satisfaction of the certifying authority to adequately distinguish the modification.

The specification is:

- to describe the construction and materials of which the building is to be built and the method of drainage, sewerage and water supply; and
- state whether the materials proposed to be used are new or second hand and give particulars of any second-hand and give particulars of any second-hand materials to be used.

- c) Where the application involves an alternative solution to meet the performance requirements of the BCA, the application must also be accompanied by:
- details of the performance requirements that the alternative solution is intended to meet; and
 - details of the assessment methods used to establish compliance with those performance requirements.

- d) If relevant, evidence of any accredited component, process or design sought to be relied upon.

NB: *If an EPI provides that complying development must comply with the deemed-to-satisfy provisions of the BCA a CDC cannot authorise compliance with alternative solutions to the performance requirements corresponding to those deemed-to-satisfy provisions.*

- e) Except in the case of a class 1a or class 10 building:
- a list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated; and
 - if the application relates to a proposal to carry out any alteration or rebuilding of, or addition to, an existing building, a separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capability and basis of design of each of the measures concerned.

Change of Building Use

In the case of an application for a Complying Development Certificate for a **change of building use** (except for an application that, if granted, would authorise the building concerned being used as a class 1a or class 10 building):

- A list of any fire safety measures that are proposed to be implemented in the building or on the land on which the building is situated in connection with the proposed change of building use; and
- A separate list of such of those measures as are currently implemented in the building or on the land on which the building is situated.

The list must describe the extent, capability and basis of design of each of those measures concerned.

Note 5 - Other information must indicate (where relevant):

- a) In the case of shops, offices, commercial or industrial development:
- Details of hours of operation;
 - Plant and machinery to be installed; and
 - Type, size and quantity of goods to be made, stored or transported, loading and unloading facilities.
- b) In the case of demolition:
- Details of age and condition of buildings or works to be demolished.
- c) In the case of advertisements:
- Details of the size, type, colour, materials and position of the sign board or structure on which the proposed advertisement is to be displayed.



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- d) In the case of development relating to an existing use:
 - Details of the existing use.
- e) In the case of a development involving the erection of a building, work or demolition:
 - Details of the methods of securing the site during the course of construction.

Note 6 - Home Building Act Requirements

In the case of an application for a complying development certificate for residential building work (within the meaning of the *Home Building Act 1989*) attach the following:

- (a) in the case of work by a licensee under that Act:
 - (i) a statement detailing the licensee's name and contractor licence number; and
 - (ii) documentary evidence that the licensee has complied with the applicable requirements of that Act*, or
- (b) in the case of work done by any other person:
 - (i) a statement detailing the person's name and owner-builder permit number; or
 - (ii) a declaration signed by the owner of the land, to the effect that the reasonable market cost of the labour and materials involved in the work is less than the amount prescribed for the purposes of the definition of **owner-builder work** in section 29 of that Act.

* A certificate purporting to be issued by an approved insurer under Part 6 of the *Home Building Act 1989* to the effect that a person is the holder of an insurance contract issued for the purposes of that Part, is sufficient evidence that the person has complied with the requirements of that Part.

Note 7 - Long Service Levy

Under s85A (10A) of the *Environmental Planning and Assessment Act 1979* a complying development certificate cannot be issued until any long service levy payable under section 34 of the *Building and Construction Industry Long Service Payments Act 1986* (or where such a levy is payable by instalments, the first instalment of the levy) has been paid. The local council may be authorised to accept payment.

*Please note LSL only applies to building work which is defined in the EP&A Act 1979 as "physical activity involved in the erection of a building", this excludes the cost of fitting, fixture, pre made furniture and work not requiring approval e.g. refurbishing work in area other than food -prep area.